007.A	0004	0071.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	655,100	/	655,100
USE VALUE:	655,100	/	655,100
ASSESSED:	655,100	/	655,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		LAKE ST, ARLINGTON

OWNERSHIP

Unit #: 71

Owner 1:	ZHU JIE
Owner 2:	YANG KE
Owner 3:	
Street 1:	71 LAKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BRINKEMA EUGENIE A -
Owner 2:	JOHNSON EVAN A -
Street 1:	61 OLD MYSTIC ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1930, having primarily Vinyl Exterior and 1545 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	651,800	3,300		655,100
Total Card	0.000	651,800	3,300		655,100
Total Parcel	0.000	651,800	3,300		655,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 424.01 /Parcel: 424.01

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 314045
GIS Ref:
GIS Ref:
Insp Date: 06/07/18

PREVIOUS ASSESSMENT

Parcel ID: 007.A-0004-0071.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	651,800	3300	.		655,100		Year end	12/23/2021
2021	102	FV	633,400	3300	.		636,700		Year End Roll	12/10/2020
2020	102	FV	624,200	3300	.		627,500	627,500	Year End Roll	12/18/2019
2019	102	FV	553,300	3300	.		556,600	556,600	Year End Roll	1/3/2019
2018	102	FV	490,800	3300	.		494,100	494,100	Year End Roll	12/20/2017
2017	102	FV	448,600	3300	.		451,900	451,900	Year End Roll	1/3/2017
2016	102	FV	448,600	3300	.		451,900	451,900	Year End	1/4/2016
2015	102	FV	415,600	3300	.		418,900	418,900	Year End Roll	12/11/2014

!15920!

PRINT

Date	Time
12/30/21	21:36:23

LAST REV

Date	Time
11/10/21	10:03:58
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15920

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRINKEMA EUGENI	79017-418	2	10/28/2021		740,000	No	No		
MC KENNA ELAINE	60141-42		10/1/2012		392,000	No	No		

USER DEFINED

Prior Id # 1:	6442
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2021	SQ Mailed	MM	Mary M
6/30/2021	USPS	JO	Jenny O
6/7/2018	Measured	DGM	D Mann
4/23/2013	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7256																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	S10 - Size 10		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	60.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.32961154
Const Adj.:	0.88200176
Adj $ / SQ:	357.680
Other Features:	88000
Grade Factor:	1.00
NBHD Inf:	1.25000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	800769
Depreciation:	148943
Depreciated Total:	651826

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	447.10
Special Features:	0	Val/Su Net:	421.88
Final Total:	651800	Val/Su SzAd	421.88

SKETCH

UnSketched SubAreas:
GLA: 1545,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,545	357.680	552,615
Net Sketched Area:		1,545	Total:	552,615
Size Ad	1545	Gross Area	1545	FinArea 1545

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 007.A-0004-0071.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X10	A	AV	1930	27.50	T	40	102			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:	Total: 3,300

IMAGE

AssessPro Patriot Properties, Inc